

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 8, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 8, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 1, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 1, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11-160 **Transaction/Contract Type:** RE / Purchase and Sale
Origin/Client: DPW / DPW

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase and sale agreement at 9:40 a.m. and concluded at 9:55 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 11 - 159 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-040

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 8, 2011

Page 2

Grantor : Blu Sky Investors, LLC
Property: 111 Holmes Road, Newington, CT

Project Purpose: New Britain/Hartford Busway
Item Purpose: Acquisition 4,136 sq. ft. of land, 4,886 sq. ft. easement for transportation purposes, 1,648 sq. ft. easement to slope for drainage associated site improvements and a 212.8 sq. ft. easement for a drainage right of way.

Ms. Goodhouse reported that this proposal is requested because a sale occurred that required modification of a prior DOT voucher. When considered as PRB #11-051 and approved for payment of \$41,500, the subject site was two parcels located at 91 and 111 Holmes Road, Newington, zoned Industrial (I). The sites were 1.31-acres and 2.67-acres respectively and each improved with an industrial warehouse building. Both properties were owned by Blu Sky Investors, LLC, who signed a voucher accepting \$41,500 for the DOT takings.

In May 2011, Blu Sky Investors sold #91 Holmes with a portion of #111 Holmes. Consequently, to obtain the necessary land and easements, DOT was required to alter its taking map and appraisal report to reflect the new lot configurations. The land area of the taking in fee simple remains the same in the revised taking at 111 Holmes Road. The transportation easement area has increased by 18 SF; the slope easement has increased by 468 SF.

Instead of receiving \$41,500, this Grantor will be paid \$37,100. As in the previous file, the DOT taking will not affect the improvements (such as the industrial building, parking areas) that remain on the site. Therefore, land only is valued. The appraiser, Anthony John DeLucco, used two of the same land sales as in his prior report, and new data derived from a similar property located on Clark Drive in Berlin that sold 1/27/2011 at the rate of \$3.60/sf. Therefore, based on 3 sales of commercial & industrial vacant land sites that were \$3.39, \$3.54 & \$3.60/sf, and recognizing that the subject site was 0.47 acres smaller in size (which has the effect of increasing the per sf unit value) the June 2011 appraisal report concluded a unit value of \$3.50/sf.

Ms. Goodhouse recommended Board approval of the payment because the conveyance complies with Section 13a-73(c) which governs the acquisition of property by the commissioner of transportation for highway purposes; and the compensation amount is supported by the appraisal report submitted to the Board.

PRB # 11 - 161 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: (32)01-90-25A
Grantee: Town of Coventry
Property: Easterly side of Pucker Street, Coventry, CT

Project Purpose: Assignment of Land to the Town of Coventry
Item Purpose: Assignment of approximately 9,819 SF of vacant land and 0.07-acres of drainage right of way to the Town of Coventry for highway purposes in connection with the Route 6 Expressway Project.

Mr. Dillon said that in 1987 DOT acquired 7.3-acres from Ann Farr et al related to the proposed Route 6 Relocation Project which also included planned improvements to Babcock Hill Road and Pucker Road. As of this date, the project has yet to be approved for funding and implementation. In October 2010, the Town of Coventry contacted DOT on behalf of the owners to request assistance to access to the property since the local roadway improvements have yet to be constructed and the 1987 DOT acquisition imposed a non-access highway line along the Pucker Street boundary of the property.

Recognizing this hindrance to access and subsequent development of the site DOT has proposed to release to the Town of Coventry approximately 9,819 SF adjacent to Pucker Road for highway purposes only. DOT has also

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 8, 2011

Page 3

inserted a reversion clause into the release should the state ever pursue the Route 6 Relocation Project. The area was acquired as portions of three separate parcels. This is a release along a town street for highway purposes only and there is no monetary consideration.

Mr. Dillon recommended approval of the item because the conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation; and the descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-150 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-838B **Origin/Client:** DPW / CTC
Contract: BI-RT-838-ARC Commission Letter #9
Consultant: Moser Pilon Nelson, Architects, LLC.
Property: Norwich Technical High School (Mohegan Campus), Norwich

Project Purpose: Additions and Renovations to Norwich Technical High School
Item Purpose: A/E Commission Letter #9 to compensate the architect for supplemental construction administration services.

Mr. Dillon said that this item was considered at the Board's July 25, 2011 meeting, at which time the Board requested additional information regarding the proposed scope and fees.

The project is for the relocation of Norwich Technical High School from 590 New London Turnpike, Norwich, to the 40-acre Mohegan Campus of Three Rivers Community College located at 7 Mahan Drive, Norwich. In order, Construction and Total Project Budgets are currently \$46,250,000 (\$221.29/GSF) and \$66,718,760.

The proposed Commission Letter #9 will modify MPN's contract to allow the architect to provide supplemental construction administration services for a new project involving upgrades to the stage and auditorium space at the high school. This project was initially approved by SPRB in August 2010 under PRB #10-214. The approval under file #10-214 consisted of a fee of \$78,830 for complete design services related to the renovation and upgrades of the stage and auditorium at the high school. The project was subsequently advertised for bid by DPW in the Spring of 2011 and the contract was awarded to Rudolph Netsch Construction Company in the amount of \$654,990.

Mr. Dillon recommended approval of the item. The DCS project manager has provided additional information regarding required MEP and CA consulting services to demonstrate that the scope had not been included in the previous commission letters.

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-150 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-150. The motion passed unanimously.

PRB FILE #11-159- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-159. The motion passed unanimously.

PRB FILE #11-160- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, August 8, 2011

Page 4

160. The motion passed unanimously.

PRB FILE #11-161- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-161. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary